

Adams Run Homeowners

2025 Spring Newsletter



WELCOME NEW NEIGHBORS!

Andrew & Addie Raymond
Alex & Hannah Aycock
Pavel & Tatyana Yanovskiy
Colby & Melissa Smith
Roger Compas
Matthew & Jennifer Herringshaw

IMPORTANT DATES:

- Next Board Meeting:
Monday, May 12 @ 6:30 PM
Five Forks Library
This date change is due to a conflict with the Library's schedule
- Pool Opening
Friday, May 23rd
- Community Yard Sale
Saturday, May 24th
- Board Meeting
Monday, June 16 @ 6:30 PM
Five Forks Library

Who is excited for the 2025 swim season?!

The swim season will begin on May 23rd and end on September 14th. Individual gate access codes and pool rule sheets will be passed out to mailboxes the week prior to opening. PLEASE DO NOT SHARE YOUR POOL CODE OUTSIDE OF YOUR FAMILY. DOING SO WILL RESULT IN LOSS OF POOL PRIVILEGE. Please make sure your HOA dues are current to ensure your access code is active on day one.

Prior to opening, the pool softroc (rubber) coping is being replaced under warranty (free), due to material issues. The front gate self closer will also require repair due to damage. PLEASE DO NOT LEAN AGAINST OR ALLOW KIDS TO LEAN AGAINST THE GATE. Extending the gate beyond 90 degrees open will damage the self close piston. Additionally, the rope has to be replaced each year due to damage. Please do not sit or stand on the deep end dividing rope.

Finally the typical reminders:

- There is no lifeguard on duty, swim at your own risk
- Absolutely NO GLASS in the pool fenced area, violators will lose swim privilege for the remainder of the 2025 swim season
- No smoking, vaping, bikes, scooters, or pets in the fenced pool area

Please enjoy the 2025 season and have some fun this summer!
Contact ARPC@adamsrun.org with any questions.

Welcome New Adams Run
HOA Committee Members!
Communications- Jen Jones
ACC- Stefan Curuia



Adams Run Contact Information

HOA Board: HOA@adamsrun.org
Architecture Committee: acc@adamsrun.org
Social Committee: arsoc@adamsrun.org
Communication Committee: arcom@adamsrun.org
Grounds Committee: argc@adamsrun.org

Architectural Control Committee (ACC)

Mary Hartpence

It's official!!!! We have a chairperson! Thank you Stefan Curuia for stepping up to chair the ACC.

In case you weren't aware, it has been about a year since we've had an operating Architectural Control Committee. During this time there have been covenant violations that have not been addressed. Per covenants Article VII Enforcement, failure to enforce any covenant is not a waiver of the right to do so thereafter. The ACC plans to begin addressing these outstanding violations.

We have a lot of newer homeowners who may not be aware of covenants. If you are one of our new neighbors please go to the Adams Run website and familiarize yourself with the dos and don'ts. Those residents who have been here for a while may want to refresh themselves as well.

Stefan and his committee will be getting together soon to address all of the outstanding violations. One thing we, as homeowners, can do, is take a moment to look at our own homes and properties and help Stefan by correcting any issues before he has to prepare the reminder notifications. This would be a huge step in reducing the number of letters to be sent.

Below are a brief list of the most common, and repeated, violations:

- Trash receptacles must be stored out of sight. This could be inside your garage, behind your fence, or behind a privacy screen
- Street parking is not permitted for more than 48 hours, non-recurring. You should park in your garage, driveway, or submit a request to add a parking pad to accommodate extra vehicles
- Parking is not permitted on the common areas.
- Boats, RV's, Campers, Trailers, etc, are not permitted on your your property for more than 48 hours, non-recurring
- Lawns and bedding areas must be maintained
- Homes should be maintained, clean siding (no visible mold), repair flaking and/or faded paint
- Mailboxes should be in good condition and painted the approved color which is SW Driftwood Gray. Paint is available to borrow at no charge. You can make arrangements to pick it up by contacting Joey Henslee (HOA@adamsrun.org)
- Fences should be maintained. Please repair and stain as necessary
- Driveways and front yards should be free of clutter
- Structures such as storage sheds, playhouses, fences, pools and pool houses need approval from the ACC prior to construction/installation

On September 27, many of our homeowners experienced the wrath of Hurricane Helene. She came roaring in and left a path of destruction throughout Adams Run and so many other neighborhoods, counties, and states. Those of you who were affected have done an amazing job handling the repairs and cleanup. What an undertaking you've had to deal with coordinating contractors, schedules and availability, insurance companies, debris removal, and so much more. The ACC will continue to give you grace as you wrap things up. Please let us know if your clean up will be extended.

Please contact Stefan or any board member if you have questions.

thank you

For being part of our
community



Community Garage Sale

Saturday, May 24

8am - 12 pm



Are you a Master Gardener or just have a green thumb?

The Board would like to have a garden committee to assist in floral design and maintenance for the front entrances. Please reach out to the board if you are willing to help keep our community beautiful!

Helpful homeowner information can be found on the Adams Run website at ADAMSRUN.ORG

You may also want to connect with your neighbors on our private (for those living in the neighborhood only) facebook page
Adams Run Neighborhood- Simpsonville